DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: Ground Flat, 22 Highgate West Hill, London, N6 6NP

Proposal: Erection of a detached timber outbuilding

Introduction: The applicant seeks to erect a timber garden building in the rear garden which will be used as office space; the use of which will be incidental to enjoyment of the main dwelling house.

Introduction:

In line with the guidance contained in the National Planning Policy Framework (NPPF), this section describes the significance of the relevant 'heritage asset' affected by the proposed development and assesses any potential impacts of the development on the significance of this heritage asset.

The heritage asset in this case is The Camden Highgate Conservation Area.

22 Highgate West Hill within The Camden Highgate Conservation Area

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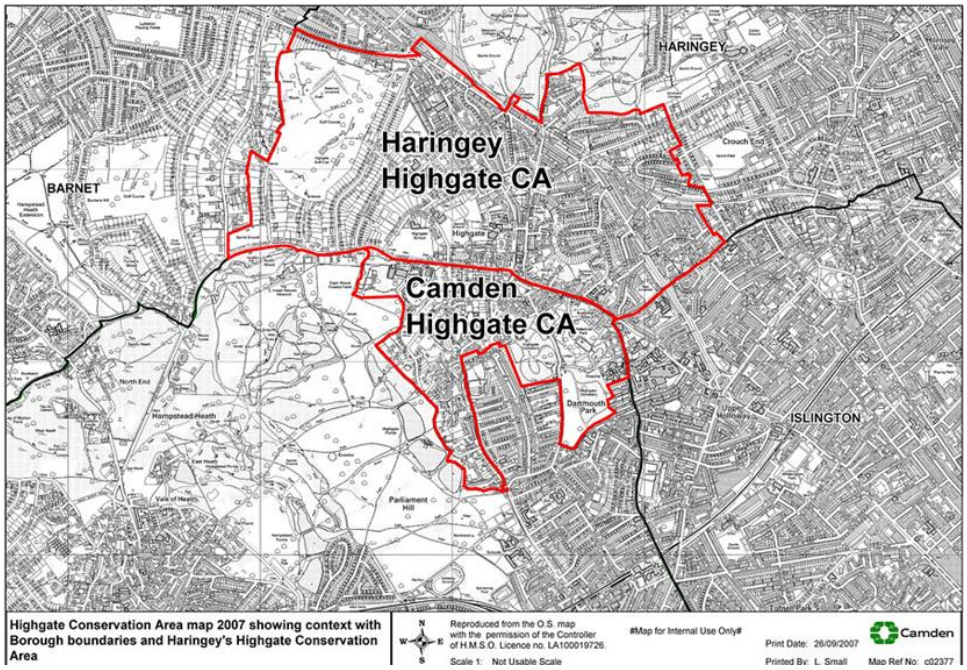
Designation Summary:

Highgate Hill is residential street in Camden London, which is predominantly terraced and semi-detached properties.

Responsibility for Planning Permission lies with Camden Council.

The property is within a pleasant location and the applicant has been mindful to respect the architectural nature of nearby properties with a stylish Key Studio garden room with its contemporary Monopitched roofline.

The property is located within The Highgate conservation area. The Highgate Conservation Area was designated on 21 December 1967 and is overseen by both Haringey and Camden Borough Councils. Highgate West Hill is situated in the Camden side of the conservation area which also includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital.



Map detailing the split between the Haringey and Camden sides of the Highgate Conservation area.

The essential character of the Highgate Conservation Area is of a close-knit village crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th century, it has been a very popular place to live or visit.

The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character.

Aerial view of site, proposed building in red. Accurate boundaries shown on supporting plans.

Effect of the proposal on the character & appearance of the area:

The new building will be located in the rear garden and will not be visible from the road.

The new building will not block any light, it will not impact any rights of way or access to this or any other properties.

Front Elevation of the main property

Street View

Rear elevation of main house

Proposed build site (rear garden)

Proposed build site (rear garden)

Computer generated image (not to scale)

Design of the building – Scale, Bulk, Design Approach:

Designed and manufactured in Suffolk, the building has a low-key design to blend in with its surroundings and will be thoroughly in keeping with the property and the area.

Range & Size: KEY STUDIO - 2.1m x 2.6m

Internal measurements 2633mm x 2117mm (5.57sq metres)
Ceiling height of 2075mm at the highest point

External measurements 2803mm x 2287mm
Roof height of 2824mm

Access to the building is via a simple set of glazed double doors.

Walls: Elevated and insulated floor on 150mm joists with T&G flooring over. External walls are clad in external grade MDF and all timbers are stained and fully treated with long-life (Flood) wall coating. 15mm MDF substrate internal walls and ceiling with

	white silk finish. 40mm - 45mm foil faced polyisocyanurate insulation is used throughout all walls, ceiling & floor. EXTERIOR COLOUR = Midnight Black
Windows:	Black Aluminium exterior with white interior windows throughout. Double glazed with low-e coating. 28mm sealed units, night vent, key operated window locks with multipoint locking. Friction stay hinges.
Doors:	Double doors. Black Aluminium exterior with white interior. Double glazed with toughened glass 28mm sealed units. Multipoint Locking. Right leaf as master opening outwards.
Roof:	Contemporary monopitch roofline with colour matched fascia. EDPM finish on heavy-duty OSB substrate. Guttering fixed to rear with downpipes positioned to ground.

Previously installed example:
for reference only and does not reflect the size of building in this application

Computer generated image:
to specification but not to scale

All SMART buildings are modular which means that they can be installed on site in a matter of just a few days, rather than weeks.

All SMART buildings can be deconstructed and moved and are therefore not considered as permanent structures.

Rainwater Mitigation

The garden room is going to be sited upon galvanised steel ground screws.

The top of the screws will be installed flush to the ground level as indicated in the image, and the garden building will therefore be sited above ground level.

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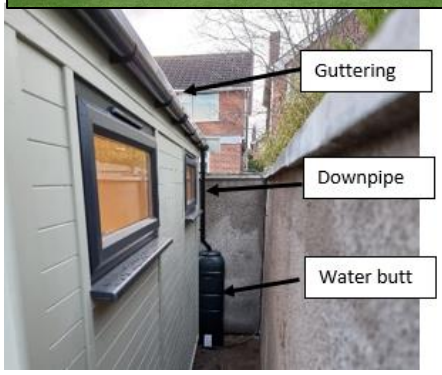


NB: All images for example only.

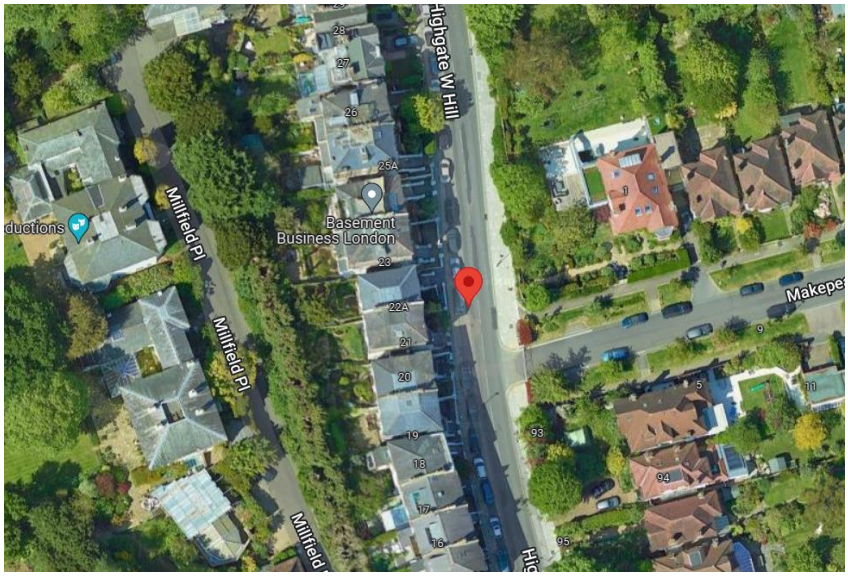
Therefore, the installation of this garden building should not cause any concerns in terms of rainwater dispersion.

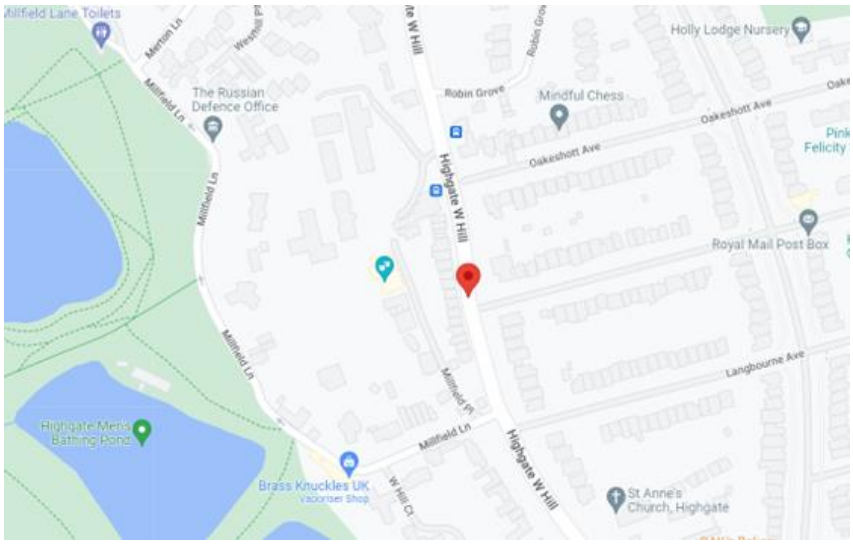
Amenity of neighbouring occupiers:

The size, height and outlook of the structure prevent it giving rise to any residential amenity concerns in relation to privacy, overlooking or daylight and sunlight.

The rear garden is bordered by fencing on all sides, where the established trees and substantial shrubbery shield the site from view.

The rear garden backs onto Millfield Place so is not overlooked by neighbouring properties at all to the rear.



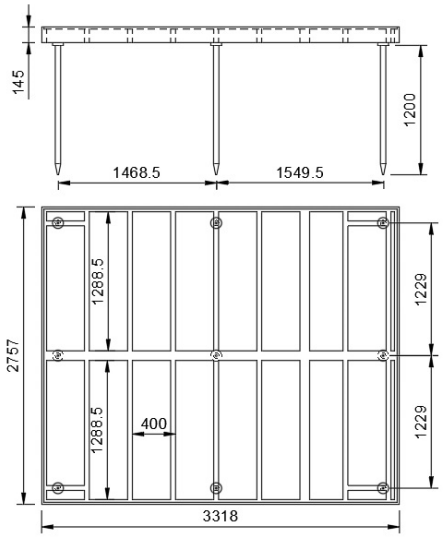


The structure is therefore considered to be acceptable with regards to the amenity of neighbouring occupiers.

Effect on trees and landscape / Biodiversity:

The proposal of this small and well-designed ancillary garden structure has no impact on trees of amenity value, nor does it unacceptably affect the landscape or biodiversity value of the property's garden.

The building will be installed on a ground screw base consisting of galvanised steel ground screws topped with a timber base frame, which is extremely quick to install and the least intrusive method to surrounding vegetation, especially tree roots.



Ground screw cross section and plan:

Screws are placed at approx. 1.5m apart.

NB: This is for reference only and does not reflect the size of building in this application.

Conclusion:

The proposed garden room will be used as a garden office, allowing the applicant the flexibility to work from home as and when the need arises, independently to the main house.

The structure has been carefully designed to respect the character, form, scale, and materials of the property and surrounding area.

Due to its unique design, it will provide a visually stunning outbuilding available to the applicant for all year round.

It is therefore considered that the proposal will have no harmful effect on the character and appearance of the Highgate Conservation area guidelines, which will be preserved. Nor is it considered to adversely affect the setting of nearby listed buildings.